

Owner:	PPP Group A, LLC
Applicant:	Stephen Bowie
Location:	Northeast, southeast and southwest corners of Lindsey Road and Interstate 440
Request:	Rezone from R-2 to C-3 and I-2
Purpose:	Future development
Existing Use:	Undeveloped

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the East Roosevelt Neighborhood Association were notified of the public hearing.

C. LAND USE ELEMENT:

This request is located in the Port and College Station/Sweet Home Planning Districts. The Land Use Plan shows Commercial (C) for the northeast tract, Industrial (I) for the southeast tract and some of the western tract with the remainder of the western tract shown for Mining (M). The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The applicant has applied for a rezoning from R-2 (Single Family District) to C-3 (General Commercial District) to allow for the development

of the site shown for Commercial on the Plan and I-2 (Light Industrial District) to allow for the development of the site shown for Industrial and Mining on the Plan. There is a separate item to change the Mining area to Industrial on this agenda.

Master Street Plan:

Lindsey Road is a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There is a Class III Bike Route shown along Lindsey Road. Bike Routes require no additional right-of-way or pavement markings, but only a sign to identify and direct the route.

D. STAFF ANALYSIS:

PPP Group A, LLC owner of 39.62 acres of property located at the northeast, southeast and southwest corners of Lindsey Road and Interstate 440, is requesting to rezone the property from "R-2" Single Family District to "C-3" General Commercial District and "I-2" Light Industrial District. The rezoning is proposed to allow future development of the sites.

The 5.04 acre property at the northeast corner of Lindsey Road and I-440 is proposed to be rezoned from R-2 to C-3. The site is undeveloped and covered mostly with high grass and small trees. The City's Remmel Park and access drive are located along the north and east property boundaries, with Fourche Creek just further north. Undeveloped property, the Clinton National Airport and a small pocket of single family residences along E. Roosevelt Road are located further north. Interstate 440 is located along the south property line. Undeveloped C-3 zoned property is located across Lindsey Road to the west.

The 15.43 acre property at the southeast corner of Lindsey Road and I-440 is proposed to be rezoned from R-2 to I-2. The site is undeveloped and mostly tree covered. I-440 is located along the north property line, with a railroad right-of-way along the south property line. A mixture of light industrial uses is located across the tracks to the south, along the north and south sides of Lindsey Road (zoned I-2). A creek is located along the east property line, with undeveloped property across Lindsey Road to the west.

The 19.15 acre property at the southwest corner of Lindsey Road and I-440 is proposed to be rezoned from R-2 to I-2. The site is undeveloped and partially covered with grass and trees. Railroad and I-440 rights-of-way are located along the north property line. Undeveloped property of which a portion appears to have

been previously mined is located to the west. A mixture of light industrial uses is located to the south and east across Lindsey Road (zoned I-2).

The City's Future Land Use Plan designates the property at the northeast corner of Lindsey Road and I-440 as "Commercial". The southeast property is designated as "Industrial", as is the east portion of the southwest property. The west portion of the southwest property is showing "Mining". A Land Use Plan Amendment to change the "Mining" area to "Industrial" is a separate item on this agenda.

Staff is supportive of the requested zoning. Staff views the request as reasonable. With the exception of the "Mining" area, the City's Future Land Use Plan supports the rezoning request. The proposed rezoning to C-3 and I-2 represents a continuation of the zoning and land use pattern in this general area. Staff believes the rezoning will have no adverse impact on the adjacent properties or the general area.

With respect to the subject property at the northeast corner of Lindsey Road and I-440, the paved access drive to Rimmel Park crosses the property, along the east and west property lines. The park sign also appears to be located on this property. The applicant has been made aware of this issue and has been put in touch with a representative of the Parks Department to resolve the issue. Based on conversation with the applicant, it is likely that an access easement will be granted to recognize the existing driveway.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 and I-2 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 30, 2014)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval. There was no further discussion.

The item was placed on the Consent Agenda and approved as recommended by staff. The vote was 9 ayes, 0 nays and 2 absent.